

In re:
Victor H. Maia
Debtor

Case No. 18-16907-amc
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Jul 22, 2021

User: admin
Form ID: pdf900

Page 1 of 3
Total Noticed: 13

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 24, 2021:

Recip ID	Recipient Name and Address
db	+ Victor H. Maia, 79 Redwood Drive, Richboro, PA 18954-1646
aty	+ TYLER DISCHINGER, Buchanan Ingersoll & Rooney, PC, 50 S. 16th St, Ste 3200, Philadelphia, PA 19102-2555
cr	Anthony Patterson, 3228 Fountain St., Philadelphia, PA 19121-1727
acc	+ Bennett J. Sady & Company, P.C., Bennett J. Sady, 501 Office Center Drive, Suite 126, Fort Washington, PA 19034-3267
cr	+ Diana Wilson, 2517 W. Sergeant St., Philadelphia, PA 19132-4137
r	+ Keller Williams Real Estate, 584 Middletown Blvd. Suite A-50, Langhorne, PA 19047-4403
md	Martin J. Weis, Dilworth Paxson LLP, 1500 Market Street, 3500E, Philadelphia, PA 19102-2101
cr	+ Maurice Butts, 1023 West Thompson Street, Philadelphia, PA 19122-4117
cr	+ WELLS FARGO BANK, N.A., C/O POWERS, KIRN & ASSOCIATES, LLC, 8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSE, PA 19053-6980
cr	+ Willie Jamar Nobels, c/o Mark Pfeiffer, Esq., Buchanan Ingersoll & Rooney PC, 50 S. 16th Street, Suite 3200 Philadelphia, PA 19102-2555

TOTAL: 10

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/Text: megan.harper@phila.gov	Jul 22 2021 23:08:00	City of Philadelphia, Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard, 5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr	Email/Text: RVSVCBICNOTICE1@state.pa.us	Jul 22 2021 23:08:00	Commonwealth of Pennsylvania, Department of Revenue, Bureau of Compliance, Dept. 280946, Harrisburg, PA 17128-0946
cr	+ Email/Text: steve@needlelawyer.com	Jul 22 2021 23:08:00	G.H. Harris Associates, Inc., c/o Stephen L. Needles, Esq., 80 North Second Street Pike, Churchville, PA 18966-1057

TOTAL: 3

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
intp		Natasha Rivera

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

District/off: 0313-2

User: admin

Page 2 of 3

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Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 24, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 22, 2021 at the address(es) listed below:

Name	Email Address
AMANDA L. RAUER	on behalf of Creditor WELLS FARGO BANK N.A. amanda.rauer@pkallc.com, chris.amann@pkallc.com;nick.bracey@pkallc.com;Samantha.gonzalez@pkallc.com;jill@pkallc.com;mary.raynor-paul@pkallc.com;harry.reese@pkallc.com
DENISE A. KUHN	on behalf of Creditor Commonwealth of Pennsylvania Department of Revenue dkuhn@attorneygeneral.gov
EDMOND M. GEORGE	on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com;turner.falk@obermayer.com;Lucille.acello@obermayer.com;helen.belair@obermayer.com;colleen.schmidt@obermayer.com
EDMOND M. GEORGE	on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com;turner.falk@obermayer.com;Lucille.acello@obermayer.com;helen.belair@obermayer.com;colleen.schmidt@obermayer.com
GEORGE M. CONWAY	on behalf of U.S. Trustee United States Trustee george.m.conway@usdoj.gov
HARRY B. REESE	on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com
JILL MANUEL-COUGHLIN	on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com
KARINA VELTER	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION amps@manleydeas.com
MARK D. PFEIFFER	on behalf of 3rd Pty Defendant Anthony Patterson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Counter-Defendant Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Creditor Willie Jamar Nobels mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Creditor Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Plaintiff Willie Jamar Nobles mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Creditor Maurice Butts mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Plaintiff Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Counter-Defendant Willie Jamar Nobles mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARTIN J. WEIS	on behalf of Mediator Martin J. Weis mweis@dilworthlaw.com ycaplow@dilworthlaw.com
MICHAEL D. VAGNONI	on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com
MICHAEL D. VAGNONI	on behalf of 3rd Party Plaintiff Victor H. Maia michael.vagnoni@obermayer.com Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

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Page 3 of 3

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MICHAEL D. VAGNONI

on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com
Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

PAMELA ELCHERT THURMOND

on behalf of Creditor City of Philadelphia pamelathurmond@phila.gov karenablalock@phila.gov

REBECCA ANN SOLARZ

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroup@kmlawgroup.com

SARAH ELISABETH BARNGROVER

on behalf of Creditor WELLS FARGO BANK N.A. amps@manleydeas.com

SARAH ELISABETH BARNGROVER

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION amps@manleydeas.com

SARAH K. MCCAFFERY

on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com

STEPHEN L. NEEDLES

on behalf of Creditor G.H. Harris Associates Inc. steve@needlelawyer.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 27

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA**

In re:

VICTOR H. MAIA,

Debtor.

:
:
: **Chapter 11**
:
: **Case No. 18-16907-AMC**
:
:

**ORDER APPROVING DISCLOSURE STATEMENT, FIXING TIME FOR FILING
ACCEPTANCES OR REJECTIONS OF THE PLAN, THE TIME FOR FILING
OBJECTIONS TO CONFIRMATION OF THE PLAN**

AND NOW, upon consideration of the Motion of Victor H. Maia (the “Debtor”) for conditional approval of his Disclosure Statement and related relief (the “Motion”), pursuant to 11 U.S.C. § 1125; and for good cause shown, it is hereby ORDERED AND DECREED that;

1. The Motion is GRANTED.
2. The Debtor’s Fourth Amended Disclosure Statement dated July 20, 2021 (the “Disclosure Statement”) is APPROVED.
3. On or before July 28, 2021, the Debtor shall mail the following voting materials to creditors and other parties interest, the United States Trustee, all persons who have requested notice in this case pursuant to Fed. R. Bank. P. 2002 as required by Fed. R. Bankr. P. 3017(d):
 - (a) this Order approving the Disclosure Statement;
 - (b) the Debtor’s Disclosure Statement;
 - (c) the Debtor’s Fourth Amended Plan of Reorganization (the “Plan”); and
 - (c) the form of ballot that conforms substantially to Official Bankruptcy Form B314 along with a self addressed stamped envelope.¹

¹ To be provided by the Debtor only to Classes of Claims entitled to vote under the Debtors’ Plan.

4. August 25, 2021 is fixed as the last date by which the ballots must be received by counsel to the Debtor to be considered as acceptances or rejections of the Plan.

5. August 31, 2021 is fixed as the date by which the Debtor shall file the Report of Plan Voting.

6. September 2, 2021 is fixed as the last date for filing and serving written objections to the Disclosure Statement and confirmation of the Plan.

7. A hearing shall be held before the Honorable Ashely M. Chan, United States Bankruptcy Judge, telephonically* in United States Bankruptcy Court, Courtroom #4, 900 Market Street, Philadelphia, PA 19107 on September 15, 2021 at 12:30 p.m. for confirmation of
*Parties are to Dial: 877-873-8017 Access Code: 3027681# .

the Plan. If the hearing is held by video conference, a subsequent Order will be entered setting forth the relevant procedures for the hearing. The Confirmation Hearing may be adjourned from time to time by the Court or the Trustee without further notice to parties other than an announcement in Court at the Confirmation Hearing or any adjourned Confirmation Hearing.

By the Court:



Dated: July 22, 2021

Honorable Ashely M. Chan
United States Bankruptcy Judge